



Llywodraeth Cymru
Welsh Government

Development Control
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref P/2019 /0923

Ein cyf / Our ref 20/NM-2686

18 October 2023

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

**LAND EITHER SIDE STANSTY CHAIN ROAD OFF A483 TRUNK ROAD AND A541 MOLD ROAD
STANSTY WREXHAM LL11 4YF**

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND DETAILED MEANS OF
ACCESS WITH ALL OTHER MATTERS RESERVED**

I refer to your consultation of 13/09/2023 regarding the above planning application and advise that the Welsh Government as highway authority for the A483 trunk road directs that any permission granted by your authority shall include the following conditions:

- 1) Prior to the commencement of development a detailed scheme of works relating to the delivery of the proposed off-site highway mitigation strategy at the A483 J5 and Plas Coch roundabout junctions shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Welsh Government. The works shall only be constructed in accordance with the agreed details and shall be completed in full prior to occupation of the first dwelling.

The scheme shall be drafted in accordance with the following approved drawings:

- Focus TP Drawing J000069-SK006-1 – Stage 1 A483 J5 (1 of 2)
 - Focus TP Drawing J000069-SK006-2 – Stage 1 A483 J5 (2 of 2)
 - Focus TP Drawing J000069-SK007 – Stage 1 Plas Coch Roundabout
 - Focus TP Drawing J000069-SK008 – Stage 2 A483 J5
- 2) Suitable fencing, the form of which shall be agreed in writing by the Planning Authority in consultation with the Welsh Government shall be provided along the trunk road boundary of the site sufficient to prevent direct access to the trunk road. The permanent barrier shall be in place prior to beneficial use of the site and new access.
 - 3) Detailed proposals of noise mitigation must be submitted to and approved by the Planning Authority in consultation with the Welsh Government to demonstrate that the internal and external



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noise levels fall within the recommended noise levels of BS 8233.

- 4) No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system.

The above conditions are included to maintain the safety and free flow of trunk road traffic.

The applicant should be advised that they will be required to enter into an Agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 / Section 23 of the New Roads and Street Works Act 1991 to enable the Applicant to undertake agreed improvement works on the trunk road. This Agreement will contain details of the improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted by the Planning Authority cannot be implemented.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@gov.wales

Yours faithfully,

Helen Lewis



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